

REDEVELOPMENT AGENCY\CITY COUNCIL MEETING  
OCTOBER 5, 1999

The meeting called to order as the City Council at 10:17 a.m.

Roll Call            Mathis, Wear, Kehoe, Stevens, Warden,  
                         Stallings, McCarty, Vargas, and Mayor Golding

City Manager, Michael T. Uberuaga  
City Attorney, Casey Gwinn  
Secretary, Charles Abdelnour  
Secretary, Jack Fishkin

The meeting adjourned as the City Council at 11:24 a.m.

The meeting reconvened as the Redevelopment Agency at 11:25 a.m.

Consent-Adoption

1.     Approving resolution to:

(RA 2000-39)

Authorizing the issuance of Centre City Redevelopment Project Parking Revenue Bonds, Series 1999A, The Preliminary Official Statement, The Trust Indenture, The Purchase Agreement, and certain other related matters.

See Centre City Development Corporation Report dated September 10, 1999.

Council Companion Item No. 331.

Daniel Beeman, spoke in opposition to the bonds, where is the money going?

Motion by Member Wear to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution number R-03048; and City Council Resolution number R-292291.**

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### CONSENT-ADOPTION

2. Approving resolution and document to:

(RA 2000-29)

Approving an amendment to the budget for construction and installation of improvements for the Martin Luther King, Jr. Promenade.

See Centre City Development Corporation Report dated September 3, 1999, and revised report dated October 1, 1999.

No one spoke in opposition to this item.

Motion by Member Wear to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution number R-03049; and Redevelopment Agency Document number D-03049.**

4. Approving resolution to:

(RA 2000-30)

Authorizing CCDC to advertise and receive bids for construction of the 6<sup>th</sup> and Market Parking Garage; awarding the contract to lowest responsible bidder; and authorizing CCDC to administer said contract.

See Centre City Development Corporation Report dated September 13, 1999.

Daniel Beeman, spoke in opposition to the parking garage.

Motion by Member Wear to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution number R-03050.**

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CONSENT-ADOPTION

5. Approving resolution and document to:

(RA 2000-32)

Approving the Re-subordination of the Acquisition Loan Agreement between the Agency and San Diego Youth & Community Services, Inc.

See Centre City Development Corporation Report dated September 16, 1999.

No one spoke in opposition to this item.

Motion by Member Wear to approve

Second by Member Kehoe

Vote: 9-0

**Redevelopment Agency Resolution number R-03051; and Redevelopment Document number D-03051.**

6. PROPOSED ACQUISITION OF PROPERTY LOCATED ON MARKET STREET FOR WHOLESALE PRODUCE CENTER.

(RA 2000-33)

That the Redevelopment Agency approve a Purchase and Sale Agreement with Mr. Arties Owen for the proposed acquisition of property located on Market Street for wholesale produce center.

See Southeastern Economic Development Corporation Report 99-017.

Staff: Carolyn Smith 527-7345.

Daniel Beeman, spoke in opposition of taking property away from the property owners.

No one spoke in opposition to the continuance.

Motion by Member Wear to continue to October 26, 1999

Second by Member Kehoe

Vote: 9-0

Daniel Beeman, in opposition to Item 7 about the community plan.

The meeting adjourned as the Redevelopment Agency at 11:25 a.m.

The meeting reconvened as the Special Joint City Council/Redevelopment Agency at 11:26 a.m.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 5, 1999

JOINT PUBLIC HEARING

7. SPORTS/ENTERTAINMENT DISTRICT AND RELATED MATTERS, INCLUDING: (A) CONCURRENT AND JOINT PUBLIC HEARING BY THE CITY COUNCIL AND REDEVELOPMENT AGENCY ON THE PROPOSED THIRD AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT, AND (B) CONCURRENT PUBLIC HEARINGS BY THE REDEVELOPMENT AGENCY ON THE (1) PROPOSED FIRST AMENDMENT TO THE CENTRE CITY EAST FOCUS PLAN; (2) PROPOSED FIRST AMENDMENT TO THE HISTORIC PRESERVATION FOCUS PLAN; (3) PROPOSED FIRST AMENDMENT TO THE IMPLEMENTATION PLANS FOR THE PERIOD OF JULY 1999 - JUNE 2004 FOR THE CENTRE CITY HORTON PLAZA REDEVELOPMENT PROJECTS.

(RA 2000-40)

- Item A. Resolution certifying the Final Subsequent Environmental Impact Report to the Final Master Environmental Impact Report as it pertains to the proposed Ballpark and Ancillary Development Projects and Amendments to the Centre City Redevelopment Plan, Centre City East Focus Plan, Historic Preservation Focus Plan and the Centre City Implementation Plan;

(RA 2000-34)

- Item B. Resolution approving the Proposed Third Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and the Report to City Council;

(RA 2000-36)

- Item C. Resolution adopting Proposed Amendment to the Centre City East Focus Plan;

(RA 2000-37)

- Item D. Resolution adopting Proposed Amendment to the Historic Preservation Focus Plan; and

(RA 2000-38)

- Item E. Resolution adopting Proposed Amendments to the Centre City Implementation Plan.

See Centre City Development Corporation Report dated September 23, 1999.

Council Companion Item No. 701.

**Centre City Development Corporation's Recommendations:**

Conduct the Joint Public Hearing of the City and Redevelopment Agency on the Proposed Third Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, conduct Concurrent Public Hearings on the Proposed First Amendment to the Centre City East Focus Plan, the Proposed First Amendment to the Historic Preservation Focus Plan, and the Proposed First Amendment to the Implementation Plans for the Period of July 1999 - June 2004 for the Centre City and Horton Plaza Redevelopment Projects, close the Joint Public Hearing and the Concurrent Public Hearings (subject to reopening the Joint Public Hearing at a continued Joint Meeting on October 22, 1999 if changes are proposed), and continue the meeting to October 22, 1999.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 5, 1999

### Item 7 (Continued)

Pam Hamilton, project manager, Center City Development Corporation, gave a brief overview of the proposed project. She stated take public testimony, and continue to October 22, 1999. Ms. Hamilton said there will be a presentation by the Padres.

John Morris, San Diego Padres, presented a display model and gave a brief background of the proposed project.

Greg Shannon, talked about the vision and the solutions for redevelopment regarding the environmental impact reports, traffic, parking, and the homeless.

Boris Dramoff, president, Roma Design Group, said worked closely with CCDC and the community on the master plan for the Ballpark District. He stated creating a new home for the Padres. This project will contribute to the economy of San Diego and the community.

Antoine Predoc, said to have the opportunity to develop a building, a ballpark, that will be the spirit of San Diego.

Joe Spear, HOK Architects, Kansas City, said we specialize in the design of baseball parks. He stated met Larry Loquino, in Baltimore, working on the Camden Yards project.

John Kratzer, President, JMI Realty, said we are responsible for the ancillary development which surrounds the ballpark in this 60 block sports and entertainment district that has been established here in San Diego.

Mark Hornberger, architect for the Western Park Place Hotel project. He displayed display charts of the proposed hotel.

Andrew Rodriguez, Delowey, Wilkes, Rodriguez, Barker & Britton, AmeriSuites Hotel project. Presented a display model.

Chair Golding stated that this presentation is a joint Redevelopment Agency and Padres. The Padres presented the project and hotel descriptions.

The meeting adjourned as the Special Joint City Council/Redevelopment Agency at 12:15 p.m.

The meeting reconvened as the Special Joint City Council/Redevelopment Agency at 2:09 p.m.

Deputy Mayor Wear chaired the meeting. He stated the Mayor is at a Port Commission meeting, and will be returning.

Pam Hamilton, said the Padres made a presentation to the Sports Entertainment District proposal. She stated Walter Raske and Bruce McIntyre to discuss the Subsequent Environmental Impact Report to the Master EIR.

Bruce McIntyre, principal, McIntyre and Associates. He said we were retained by CCDC to do the environmental analysis for the ballpark and ancillary projects. Ms. McIntyre talked about the traffic and parking issues. Display charts and slide presentation were presented.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 5, 1999

### Item 7 (Continued)

Mark Peterson, talked about the ball game traffic to and from downtown, and rush hour traffic.

Walter Raske, discussed the MEIR and the SEIR.

Mayor Golding chaired the meeting at 2:52 p.m.

Pam Hamilton, said we gave an overall presentation of the SEIR. She stated Brad Richter, CCDC, will give the staff report amendments to the Centre City Redevelopment Plan.

Brad Richter, presented staff report, and that changing the land use focus from residential and hotel development in that 26 block area to sports, entertainment and commercial uses.

### Public Testimony - In Opposition

Craig Beam, attorney, representing Clarion Hotel, Bay View, said submitted a letter with areas of concern. He talked about the parking and traffic issues.

Fred Williams, spoke on the homeless, artists, and small businesses that will be affected with the ballpark.

Rhonda J. Holmes, representing Edward F. Plant, San Diego Refrigerated Services, Mark Kenny, United Fastener and Joseph Young, Columbia Sussex. She talked about the SEIR.

Frederic L. Gordon, in opposition, unable to stay.

Gordon Tribble, in opposition, unable to stay.

Doug Tribble, representing the Frost Family, said the city's taking their property, without giving them the opportunity to construct a hotel on that site.

Don Stillwell, said his objection to the ballpark is the debt that will be created by issuance of bonds that will require interest payments.

Mark Boydston, representing, Coalition Advocating Redevelopment Excellence CARE, said we have concerns about the EIR and the impact it will have.

Ken Bourke, talked about the parking problems.

Rosemary Johnstone, representing, Regional Continuum of Care Council, which consists of representative of nearly a hundred homeless providers in this city and county, to alleviate homelessness in San Diego. She, we are concerned about the SEIR, the displacement of homeless population in downtown.

Mike Manley, talked about the increase in traffic, and the affect it will have to the residents in the downtown area.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 5, 1999

### Item 7 (Continued)

Diane Dixon, spoke in opposition, to the financing of this project.

Christian Michaels, presented two articles, spoke in opposition to project.

Bob Lewis, in opposition, unable to stay.

Steve Brunkow, in opposition, unable to stay.

Daniel Beeman, spoke in opposition to the parking and traffic.

Jim Pugh, representing, San Diego Audubon Society, spoke in opposition to the EIR, parking, and pollution to the water in the bay.

Bonnie Poppy, representing, neighborhoods of South Park and Golden Hill. She said we have concerns to traffic, parking, noise, light and the homeless.

### Public Testimony - In Favor

Judge Dick Murphy, spoke in support to build the ballpark downtown, and talked about the parking.

Kathryn Stuart Faulkner, chair, Gaslamp Quarter Association, spoke in support to the ballpark and redevelopment.

Bill Keller, said to accelerate the development of the parking structures as described in the comprehensive parking program, and in favor of redevelopment.

Robert Ito, representing East Village Citizens Patrol, spoke in support of the project, adopt the report, and move forward.

Ben Haddad, said downtown residents support the project.

Frank Glenski, said we can take the trolley and public transportation to the ballgames.

Greg Carpenter, representing EDC, said we strongly support the ballpark project and to certify the Final EIR.

Robert Harkum, lives in Baltimore, Maryland, talked about the neighborhoods surrounding Camden Yards. He said available to answer questions.

Deputy Mayor Wear chaired meeting at 4:46 p.m.

Caryl Iseman, representing herself, said attended ballgames and we take the trolley.

Ron Phillips, Hall of Champions, in favor, unable to stay.

Kevin Defreitas, representing his family, said we are looking forward to the benefits of the ballpark, and park at the park.

## REDEVELOPMENT AGENCY MINUTES - OCTOBER 5, 1999

### Item 7 (Continued)

Jim Fitzpatrick, in favor, unable to stay.

George Mitrovich, said served eight years as a member of the stadium authority. He talked about ballparks such as, Bank One Ballpark, Phoenix, Houston, Pittsburgh, Jacobs Field, and Camden Yards.

Connie Snyder, in favor, unable to stay.

Brad Raulston, Chief Operating Officer, Manchester Resorts, owner of the Hyatt and Marriott. He said we are so excited for the new ballpark and it will be great for San Diego.

Patti Roscoe, small business owner, said there is overwhelming support in the community for this project, move forward and certify the EIR.

Bill Hamlin, in favor, unable to stay.

Karen McElliott, in favor, unable to stay.

Mike Scoggin, said this ballpark will benefit downtown San Diego and the community.

Tony Fiori, said representing, Ted Roth, chair, Public Policy Committee, and Chamber of Commerce. He said the Chamber supports the downtown ballpark project.

Ted Roth, in favor, unable to stay.

Larry Roulette, in favor, unable to stay.

Raoul Lowery Contreras, spoke in support of the ballpark, and the history of San Diego how he was able to find parking and to the games at Balboa Stadium.

Bob Sinclair, said to adopt the changes to the redevelopment plan and accept the SEIR.

Bob Morris, representing, Episcopal Community Services, spoke in favor of the ballpark redevelopment. That this project will provide positive opportunities for the people of San Diego and community.

Craig Irving, in favor, unable to stay.

Carol Wallace, President and Chief Operating Officer, San Diego Convention Center Corporation, and we urge you to certify the final SEIR.

Mike Neil, in favor, unable to stay.

Barbara Daly, in favor, unable to stay.

Louis Frick, representing, Access Center of San Diego, said we worked with the Padres organization to ensure that equal access to this project is available to people with disabilities.



## REDEVELOPMENT AGENCY MINUTES - OCTOBER 5, 1999

### Item 7 (Continued)

Mike Stelmen, in favor, unable to stay.

Abdul-Rahim Hamid, spoke in support, certify the EIR to move forward, that this project has economic development, jobs, and opportunities for the people of San Diego.

### Public Testimony - In Opposition

Benjamin Lopez, said we are moving this project to fast.

Jarvis Ross, spoke in opposition to the EIR, and submitted his comments in writing.

Wayne Buss, representing, the Reincarnation Project, downtown, to preserve our right to litigate. He review our letter, in volume 5 starting on page 276.

Tracy King-Taylor, representing, Park Bay Diagonal Collaborative, spoke in opposition to the EIR and the process. She submitted documents for review.

Dreux Benne, unable to stay, in opposition.

Joyceline Tarr, Nora Jean Smith, Laura Warner, Catherine Smith, in opposition, did not speak.

Brina-Rae Schuckhman, spoke in opposition to the financing, affordable housing, and to use trams and vans could be used in conjunction with parking lots and places to make it easier for people.

### Public Testimony - In Favor

Roxanna Foxx, in favor, unable to stay.

Bonnie Breitenstein, in favor, unable to stay.

Mike Neal, spoke in support to the EIR.

Wright Rinders, in favor, unable to stay.

Herman Collins, said certify the SEIR, in favor of the project.

Bruce Coons, President, Save Our Heritage Organization, said we are here in support the comprehensive plan for the historic buildings in the ballpark district, certify and approve the SEIR for this project.

David Swarens, representing, Save Our heritage Organization, he presented and read an excerpt from Peter Brink, Vice President, National Trust for Historic preservation.

James Justus, spoke in support with the development of the ballpark will added economic development, and increase property values, and will encourage the restoration of many lovely homes in Sherman and Grant Hill.

REDEVELOPMENT AGENCY MINUTES - OCTOBER 5, 1999

Item 7 (Continued)

Public Testimony - In Opposition

Ron Boshun, spoke in opposition to the EIR.

Public Testimony - Favor

Ron Phillips, representing, San Diego Hall of Champions, spoke in support of the ballpark.

Kevin McNamara, in favor, unable to stay.

Rand Conley, in favor, unable to stay.

Simon Andrews, in favor, unable to stay.

Tom Carter, member, Carter Reese & Associates, said to move forward with this project, and 5,000 housing units will come to the downtown area.

Mayor Golding chaired the meeting at 5:55 p.m.

Rand Conley, in favor, unable to stay.

Simon Andrews, President, East Village Association, said we encourage the certification of the EIR.

Leslie Wade, representing, East Village Association, concur with Simon Andrews comments.

Fred Baranowski, in favor, unable to stay.

Brett Shafler, representing himself, said to approve the ballpark district and certify the EIR.

Janis LaFrenier, spoke in support of the project, and to move forward.

Fritz Ahern, in favor, unable to stay.

Jim Foley, in favor, unable to stay.

Motion by Member Vargas to continue to October 22, 1999 (with Golding not present)

Second by Member Kehoe

Vote: 8-0

Deputy Mayor Wear chaired meeting at 6:20 p.m.

**JOINT PUBLIC HEARING**

**8. FIRST HOTEL (SIXTH & J STREET SITE) AMENDMENTS INCLUDING: (A) CONCURRENT AND JOINT PUBLIC HEARING BY THE CITY COUNCIL AND REDEVELOPMENT AGENCY ON THE PROPOSED FIRST HOTEL AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT, AND (B) JOINT MEETING WITH THE CITY COUNCIL ON THE PROPOSED CENTRE CITY DEVELOPMENT PERMIT NO. 99-0490.**

(RA 2000-42)

Item A. Resolution Certifying Final Subsequent Environmental Impact Report as it pertains to the Proposed First Hotel Amendment to the Centre City Redevelopment Plan;

(RA 2000-35)

Item B. Resolution approving the Proposed First Hotel Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and the Report to City Council and;

(RA 2000- )

Item C. Resolution approving the Proposed Centre City Development Permit No. 99-0490 pertaining to the Hotel Development provided for by the First Hotel Amendment.

See Centre City Development Corporation report dated September 23, 1999.

Council Companion Item No. 702.

Staff: Pam Hamilton 533-7114.

**Centre City Development Corporation's Recommendations:**

Conduct the Joint Public Hearing of the City Council and Redevelopment Agency on the Proposed First Hotel Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, close the Joint Public Hearing (subject to reopening the Joint Public Hearing at a continued meeting on October 22, 1999 if changes are proposed), take public testimony in a Joint Meeting with the City Council on Proposed Centre City Development permit No. 99-0490, and continue the meeting to October 22, 1999.

**Public Testimony - In Opposition**

Fred Williams, Daniel Beeman, Benjamin Lopez, Diane Dixon, Nora Jean Smith, in opposition, unable to stay.

**Public Testimony - Favor**

Leslie Wade, representing, East Village Association, said we would like to be part of the creation of the public infrastructure.

Motion by Member Vargas to continue to October 22, 1999 (with Golding not present)

Second by Member Kehoe

Vote: 8-0

**JOINT PUBLIC HEARING**

**9. SECOND HOTEL AMENDMENT (SIXTH AND L STREET SITE), INCLUDING (A) JOINT MEETING WITH THE CITY COUNCIL ON THE PROPOSED CENTRE CITY DEVELOPMENT PERMIT NO. 99-0491.**

(RA 2000-43)

Item A. Resolution certifying Final Subsequent Environmental Report as it pertains to the Proposed Second Hotel Development Permit and;

(RA 2000- )

Item B. Resolution approving Proposed Centre City Development Permit No. 99-0491 pertaining to the Hotel Development provided for by the Second Hotel Amendments.

See Centre City Development Corporation report dated September 23, 1999.

Council Companion Item No. 703.

Staff: Pam Hamilton 533-7114.

**Centre City Development Corporation's Recommendations:**

Take public testimony in a Joint Meeting with the City Council on Proposed Centre City Development Permit No. 99-0491 and continue the meeting to October 22, 1999.

**Public Testimony - In Opposition**

Craig Beam, Doug Tribble, Fred Williams, Daniel Beeman, Benjamin Lopez, Diane Dixon, Nora Jean Smith, in opposition, unable to stay.

Cynthia McNair, representing the Frost Family, said Mr. Tribble had comments on Item 703 and wanted to come back on October 22, 1999 to speak.

**Public Testimony - In Favor**

Leslie Wade, in favor, unable to stay.

Motion by Member Vargas to continue to October 22, 1999 (with Golding not present)

Second by Member Kehoe

Vote: 8-0

3. FISCAL YEAR 1999 AUDITED FINANCIAL STATEMENTS - CCDC.

(RA 2000-28)

Receiving and approving the Fiscal Year 1999 Audited Financial Statements of Centre City Development Corporation.

See Centre City Development Corporation Report dated August 30, 1999.

This item pulled for more information by Member Warden, and continued to October 22, 1999.

Motion by Member Warden to continued to October 22, 1999 (with Golding not present)

Second by Member Kehoe

Vote: 8-0

**ADJOURNMENT**

The meeting adjourned as the Special Joint City Council/Redevelopment Agency at 6:40 p.m.

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Secretary of the Redevelopment Agency  
of the City of San Diego, California